



MAY WHETTER & GROSE

BRIGADOON EASTBOURNE ROAD, ST. AUSTELL, PL25 4SS
GUIDE PRICE £250,000



AN EXCITING AND RARE OPPORTUNITY TO PURCHASE A WELL POSITIONED CHAIN FREE DETACHED HOUSE WITH THREE BEDROOMS, PART DOUBLE GLAZING, GARAGE AND OFF ROAD PARKING. THE PROPERTY IS IN NEED OF MODERNISATION THROUGHOUT AND OCCUPIES A SPACIOUS WELL STOCKED PLOT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE POTENTIAL AND VERSATILITY AVAILABLE ON OFFER.

**** EPC - G ****



Location:

St Austell is the largest town in Cornwall approximately 40 miles from Plymouth and 14 miles from Truro. The town benefits from good road communications served by the A390 and is approximately 6 miles from the A30 trunk road which is the primary road linking Cornwall and the M5 motorway.

Directions:

Proceed down Alexandra Road and take the first right turn onto Highfield Avenue. Continue to the end of the road and turn left onto Eastbourne Road. Continue along this road where Brigadoon is located on the right hand side of the road.

Accommodation:

Main hardwood front door with single glazed obscure detailing allows external access into entrance hall.

Entrance Hall:

14'10" x 6'10" (4.53m x 2.10m)



Carpeted flooring. Carpeted stairs to first floor. Metal frame single glazed window to front elevation. Wall mounted gas fired Baxi Brazilia wall mounted heater. Door through to lounge. Door through to dining room. Door through to kitchen. Telephone point.

Dining Room:

11'4" x 10'11" (3.47m x 3.33m)



Twin aspect room with metal frame single glazed windows to the rear and side elevations. Carpeted flooring. Focal fire place with red brick surround and matching hearth and mantle.



Lounge:

13'10" x 11'11" (4.23m x 3.64m)



Twin aspect room with Upvc double glazed window to rear elevation and Upvc sealed glazed unit to side elevation. Upvc double glazed patio doors provide access to the enclosed rear garden. Carpeted flooring. Focal fire place with decorative tiled surround and matching hearth and mantle. Television ariel point.



Kitchen:

10'4" x 8'10" (3.17m x 2.71m)



Metal frame single glazed window to side elevation. Hard wood door with upper obscure single glazing allowing external access. Door through to larder. Tiled flooring. Kitchen base units with wall mounted units. Stainless steel sink with left and right hand draining board. Wall mounted water heater. Radiator. Part tiled walls. Polystyrene tiled ceiling. High level mains enclosed fuse box. Space for additional kitchen appliances.



Larder:

8'11" x 2'11" (max) (2.74m x 0.89 (max))



Metal frame single glazed window to the front. Fitted shelving. Tiling floored. This area incorporates the understairs storage cupboard.

Landing:

10'0" x 8'9" (3.05m x 2.69m)



Metal frame single glazed window to front. Doors off to bedroom one, two, three and family bathroom. Carpeted flooring. Loft access hatch.

Bedroom Three:

9'11" x 10'5" (3.04m x 3.18m)



Metal frame single glazed window to side elevation and metal frame single glazed window to front elevation. Carpeted flooring. Bespoke fitted wardrobe.

Bedroom One:

13'11" x 10'10" (4.25m x 3.32m)



Two metal frame single glazed windows to rear elevation and one metal frame single glazed window to side elevation. Carpeted flooring. Radiator. Hand wash basin. Door to airing cupboard housing the hot water tank with storage above.



Bedroom Two:

10'11" x 11'5" (max) (3.33m x 3.49 (max))



Twin aspect room with metal frame single glazed windows to rear and side elevations offering breathtaking views over the countryside to the rear of the property. Carpeted flooring. Door to bespoke inbuilt storage cupboard.



Bathroom:

8'1" x 5'7" (2.48m x 1.72m)



Metal frame single glazed window to front elevation with obscure glazing. Matching three piece bathroom suite comprising high level flush WC with concealed cistern, ceramic hand wash basin., panelled enclosed bath with central mixer tap and fitted shower attachments. Separate wall mounted electric shower. Fitted shower screen. Water resistant cladding to walls. Vinyl flooring.

Outside:



Accessed off Eastbourne road, to the front left hand side double gates open to provide access to the properties drive providing a hard standing area and access through to the garage. This area will comfortably house a number of vehicles off road securely. The rear garden can be accessed via the right or left hand side of the property with a patio area flowing around the right hand side giving access to the formal front door. To the rear right hand corner of the plot a lockable gate opens to provide access onto Pensylva, accessed off Southbourne Road. The rear garden is enclosed and laid to lawn with established evergreen plants and shrubs. Attached to the side of the property is a green house with further concrete store.



Rear Garden:

To the rear of the property there is a well stocked area of garden with a number of evergreen plants and shrubs and grass. A hard standing walkway flows down the front right hand side providing pedestrian access to the front door. Immediately to the front of the property is a large hard standing patio area with a sunken pond. Next to the kitchen access door there are a number of useful external areas.

WC:

7'0" x 2'7" (2.14 x 0.80m)

The first door to the left hand side is the properties external WC. Wood frame single glazed window to side elevation with obscure glazing. Low level flush WC. Tiled flooring. The door to the left hand side provides access to the external utility.

External Utility:

6'10" x 5'4" (2.09m x 1.64m)

Upvc double glazed window to front elevation. Tile effect vinyl flooring. Light and power. This area was previously used to house a washing machine and chest freezer. The door directly opposite the entrance door into the kitchen opens to provide access to a useful inbuilt shower storage recess.

Services:

None of the services, systems or appliances at the property have been tested by the Agents.

Broadband and Mobile Coverage:

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Floor Area:

The floor area measurement is taken from the EPC.

Viewing:

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Notes:

The loft has a drop down ladder.
Probate has been applied but not yet granted.



Garage:

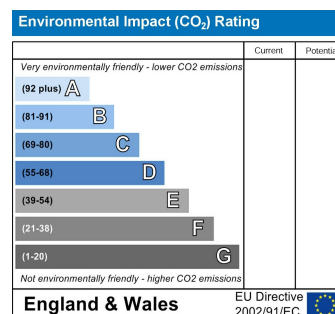
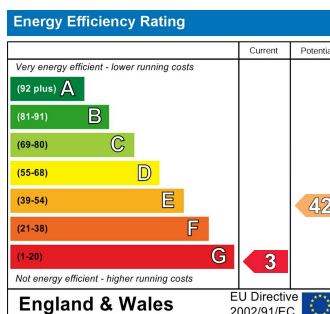
23'4" x 11'9" (7.13m x 3.60m)



At the bottom of the drive is the garage. The garage benefits from light and power with additional rear workshop attached to the rear.

Workshop:

8'11" x 11'9" (2.74m x 3.59m)





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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